

Orange County Department of Planning
Application for Mandatory County Review of Local Planning Action
(Variances, Zone Changes, Special Permits, Subdivisions)

To be completed by Local Board having jurisdiction.
To be signed by Local Official.

MUNICIPALITY: T/New Windsor

TAX MAP ID: 4-2-21.2
(Section-Block-Lot)

Local File #: 01-65- & 01-66
Please refer to this number in any correspondence.

Project Name: PATRIOT BLUFF CONDO SITE PLAN

Applicant: RPA Associates LLC
Address: 1 Executive Blvd., Yonkers, NY 10701

Send Copy of Letter to Applicant: (check one)
Yes ☒ No ☐

Attorney, Engineer, Architect: Shaw Engineering, Newburgh, New York

Location of Site: Epiphany Drive (off NYS Route 32) (just south of Union Avenue)
(Street, highway, nearest intersection)

Size of Parcel: 55+ Acres

Existing Lots: 1

Proposed Lots/Units: 175 Units *

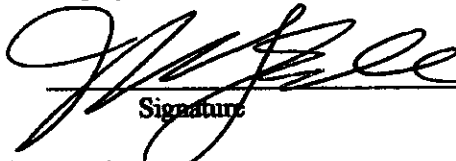
Present Zoning District: PUD Approval in R-4

TYPE OF REVIEW:

- ☒ Site Plan (SP): 175-unit multi-family plus common improvements
- ☒ Special Use Permit* (SUP) Existing PUD approval from Town Board
- ☐ Variance* USE (UV): _____
AREA (AV): _____
- ☐ Zoning District Change* From: _____ To: _____
- ☐ Zoning Amendment To Section: _____
- ☒ Subdivision: Major 175 + Common Lands Minor _____
- ☐ Sketch ☒ Preliminary ☐ Final (Please indicate stage)
- ☒ Other Comments: *Alternative of development is to have fee simple lots for the 175 units + common lands.

NWPB has required preparation of a SEIS for project (currently distributed for review).

Date: 1-12-09


Signature

Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

* Cite Section of Zoning Regulations where pertinent.

FOR COUNTY USE ONLY

County ID# _____

GML 239 Referral Guide - 02/27/2007